

FOR SALE

1671 N Goerig Street
Woodland, WA 98674

PROPERTY INFORMATION

PRICE: \$675,000
TAX ID: 5-0617
BLDG SIZE: 3,584 SF
4 Units at 896 SF Each
LAND SIZE: 22,650 SF

INVESTMENT HIGHLIGHT

Rare find with this Woodland townhouse style fourplex that sits on an oversized lot. These fourplex units are approximately 896 SF with two bed/one bath units and have long-term tenants in place. Newer roof, vinyl windows, and plenty of parking with potential upside in the rents. Please do not disturb the tenants. This rare property would make an excellent addition to your portfolio. Call today for additional information or to schedule your private tour.



**For Further Information
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Actual

<u>Unit Information:</u>	<u>Actual Rents:</u>
Unit 1: 2 bed/1 bath	\$940
Unit 2: 2 bed/1 bath	\$1,050
Unit 3: 2 bed/1 bath	\$1,075
Unit 4: 2 bed/1 bath	\$975
<u>Total Monthly Income:</u>	
\$4,040	
<u>Gross Annual Income:</u>	
\$48,480	
<u>Expenses (Annual)</u>	
Property Tax:	\$4,597
Insurance:	\$1,483
Electricity:	Paid By Tenant
Water/Sewer/Garbage:	\$9,600
<u>Repairs/Maintenance:</u>	\$0
Total:	\$15,681
Total Net Income:	\$32,800

CAP Rate: 4.9%

Proforma

<u>Unit Information:</u>	<u>Proforma Rents:</u>
Unit 1: 2 bed/1 bath	\$1,200
Unit 2: 2 bed/1 bath	\$1,200
Unit 3: 2 bed/1 bath	\$1,200
Unit 4: 2 bed/1 bath	\$1,200
<u>Total Monthly Income:</u>	
\$4,800	
<u>Gross Annual Income:</u>	
\$57,600	
<u>Expenses (Annual)</u>	
Vacancy (1.5%)	\$864
Property Tax:	\$4,597
Electricity:	Paid By Tenant
Insurance:	\$1,483
Water/Sewer/Garbage:	\$9,600
<u>Repairs/Maintenance:</u>	\$1,750
Total:	\$18,294
Total Net Income:	\$39,306

CAP Rate: 5.8%



Real Estate Investments and Exchanges Specialist

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